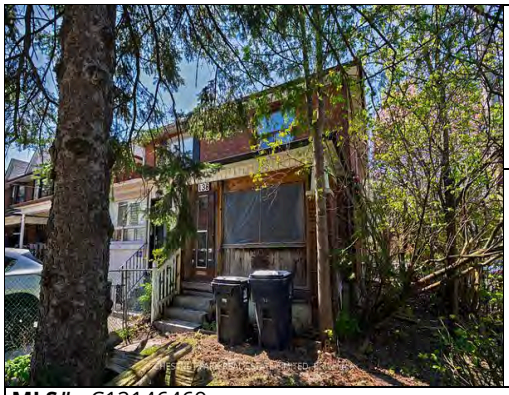

138 Winona Dr
Toronto Ontario M6G 3S7
Toronto C02 Wychwood Toronto

Sold: $770,000
List: $849,000

Taxes: $5,279/2024 **For:** Sale **% Dif:** 91
Sold Date: 05/21/2025
SPIS: N **Last Status: SLD** **DOM: 7**

Semi-Detached **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey 14.83 x 88.08 Feet **Washrooms:** 3
Irreg: 1x4xMain, 1x4x2nd, 1x4xLower
Dir/Cross St: Winona Drive / St Clair Ave W **Directions:** Via google maps

MLS#: C12146469 **PIN#:** 212860672

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**		**Cable TV:**	**Hydro:**
Basement:	Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Year Built:	1928			**Farm/Agr:**	
Apx Sqft:	700-1100			**Oth Struct:**	
Assessment:	2024 **POTL:**			**Survey Type:**	None
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description
1	Foyer	Main	4.92	x	16.08	
2	Br	Main	9.84	x	12.14	
3	Dining	Main	10.83	x	12.8	
4	Kitchen	Main	13.45	x	8.2	
5	Br	2nd	13.45	x	9.51	
6	Living	2nd	8.2	x	24.28	

Client Remks: Set in the sought after neighbourhood of Hillcrest Village, this home is ready for its next chapter offering endless potential for any visionary buyer. While zoned as a single-family home, the house has been configured into three one-bedroom units with a separate entrance to the lower level. Renovated to keep as an income generating property just steps to St. Clair, or convert back to single family in this vibrant and family-centric neighbourhood. Being a corner lot, the home benefits from an added side yard with mature flowering trees and plenty of large unobstucted windows. A sliding-door walk-out from the main floor kitchen brings natural light into the main floor, and connects to a west-facing deck with garden views. The second floor can hold up to three bedrooms as a single family residence, or one bedroom with a large kitchen/eat-in area when used as a duplex. The lower level has a separate entrance from the rear of the home. A large private driveway at the rear of the lot with access from Benson provides convenient parking for up to two vehicles. Renovate to suit, this home is a blank canvas to step into this enviable Hillcrest community within one block from St. Clair Wests vibrant shops, minutes to Wychwood Barns, and direct access to the local top-rated schools.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191

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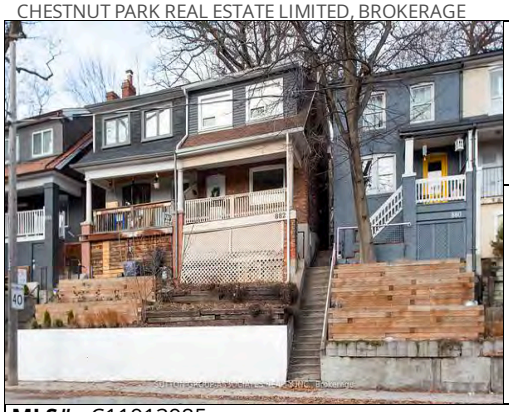

882 Davenport Rd
Toronto Ontario M6G 2B6
Toronto C02 Wychwood Toronto

Sold: $880,000
List: $899,000

Taxes: $4,492.01/2024 **For:** Sale **% Dif:** 98
Sold Date: 02/11/2025
SPIS: N **Last Status: SLD** **DOM: 34**

Semi-Detached **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 2 + 2
2 1/2 Storey 18.94 x 0 Feet **Washrooms:** 2
Irreg: as per MPAC 1x4x2nd, 1x4xLower
Dir/Cross St: Davenport Rd & Christie St

MLS#: C11913985 **PIN#:** 212600161

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	None	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Baseboard / Electric	**Tot Prk Spcs:**	0	**Water Supply:**	
A/C:	None	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:		Fireplace/Stove, Park, Public Transit, Rec Centre		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	14.17	x	12.7	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	14.17	x	8.83	Hardwood Floor	Walk-Out	Open Concept
3	Kitchen	Main	12.11	x	6.99	Vinyl Floor	Walk-Out	B/I Dishwasher
4	Prim Bdrm	Lower	12.37	x	10.33	Laminate	Double Closet	Above Grade Window
5	2nd Br	Lower	11.78	x	6.56	Laminate	Above Grade Window	Closet
6	Bathroom	Lower	0	0		Tile Floor		
7	Living	2nd	12.73	x	12.04	Hardwood Floor	Open Concept	B/I Shelves
8	Kitchen	2nd	9.88	x	8.96	Vinyl Floor	Breakfast Bar	
9	2nd Br	2nd	13.06	x	9.19	Hardwood Floor	Window	Closet
10	Prim Bdrm	3rd	14.21	x	12.24	Laminate	Skylight	Window

Client Remks: Looking for real estate that makes financial sense? Find it right here in these two stylish suites that can accommodate an owner/occupier or an investor delivering a potential cap rate of about 4.7%. Sun-filled two-bedroom units, each with laundry, that can rent easily or for you to come home to. A second/third floor unit plus a main floor/basement unit with 6-foot 11-inch ceiling height. Perfectly suited for friends/siblings co-habiting, professional singles or couples, empty nesters, as a condo alternative or someone downsizing. Stylish units with a mix of modern and classic charm, oversized living rooms, exposed brick walls, hardwood floors, skylight with the main floor unit having access to a lovely backyard. Its conveniently located in the Hillcrest School area, fifteen-minute walk to downtown, ten-minutes to Dupont subway or bus transportation at your doorstep. Steps to George Brown College, Loblaws, the new Summerhill Market on Bathurst, Wychwood Barns with the Saturday Farmers market, and the walkable St Clair West and Dupont corridor with its eclectic shops, trendy restaurants and youthful energy will make it easy for the investor to rent these units and enjoyable for an owner who wants to live close to world class urban amenities. **EXTRAS** Main/BSMT unit vacant, 2nd/3rd pays $1,856 + hydro/water & is on month to month, owner pays insurance & property taxes, each with their own laundry. Waterproofed bsmt w/sump pump in 2021, Siding on front of home, eaves & porch roof 2020.

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300

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433 Melita Cres
Toronto Ontario M6G 3X5
Toronto C02 Wychwood Toronto

Sold: $935,000
List: $949,000

Taxes: $4,449.09/2024 **For:** Sale **% Dif:** 99
Sold Date: 02/19/2025
SPIS: N **Last Status: SLD** **DOM: 12**

Att/Row/Twnhouse **Fronting On:** E **Rms:** 4 + 1
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey 16.37 x 72.36 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xLower
Dir/Cross St: Christie And Davenport

MLS#: C11962465 **PIN#:** 212640070

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	A **Hydro:** Y
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	Y **Phone:** A
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Central Air	**UFFI:**	No	**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	31-50	**Prop Feat:**		**Retirement:**	N
Apx Sqft:		Fenced Yard, Park, Public Transit, School		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	6.27	x	7.25	Tile Floor	B/I Closet	Window
2	Living	Main	12.83	x	11.91	Wood Floor	Open Concept	Staircase
3	Dining	Main	12.4	x	11.68	Tile Floor	Combined W/Kitchen	Open Concept
4	Kitchen	Main	12.4	x	11.68	Tile Floor	Combined W/Dining	W/O To Patio
5	Prim Bdrm	2nd	10.99	x	9.84	Wood Floor	B/I Closet	East View
6	2nd Br	2nd	10.17	x	9.51	Wood Floor	O/Looks Garden	B/I Closet
7	Bathroom	2nd	7.35	x	4.92	Tile Floor	4 Pc Bath	Soaker
8	Rec	Lower	12.66	x	12.07	Cork Floor	B/I Closet	Window
9	Bathroom	Lower	4.33	x	4.07	Tile Floor	2 Pc Bath	Pedestal Sink
10	Laundry	Lower	12.99	x	5.91	Concrete Floor	Partly Finished	B/I Shelves
11	Other	Lower	8.99	x	6.33	Separate Rm	Concrete Floor	W/I Closet

Client Remks: Steps from Wychwood, This Exceptional Freehold End Unit Town is Perfect For Those Looking To Upgrade From a Condo And Into The Freehold Market In Central Old Toronto. This 2 Bed + 2 Bath Living Space Is Also Perfect For Urban Families And Professionals Looking to Settle In an Established Neighbourhood. Good Storage Space, Great Sun filled Open Concept Main Floor, Front Garden, Private Cobble Stone Terrace In Rear Yard Fully Fenced, Cork Floors. No Disappointments, Excellent Location, Incredible Value, Parking In Rear And Laundry In Lower Level.
Extras:

Listing Contracted With: RE/MAX EXPERTS905-499-8800

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54 Vaughan Rd
Toronto Ontario M6G 2N4
Toronto C02 Wychwood Toronto

Sold: $992,500
List: $929,000

Taxes: $9,044/2024 **For:** Sale **% Dif:** 107
Sold Date: 05/03/2025
SPIS: Y **Last Status: SLD** **DOM: 42**

Store W/Apt/Office **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 2
2-Storey 19.08 x 76.5 Feet **Washrooms:** 3
Irreg: being an irregular shaped lot 1x2xBsmt, 1x2xGround, 1x4x2nd
Dir/Cross St: Bathurst/ St. Clair **Directions:** Bathurst & St. Clair

MLS#: C12038173 **PIN#:** 212610439

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	CR3(c1;r2*1970) Commercial, Retail and residential
Fam Rm:	N	**Drive:**			
Basement:	Unfinished	**Gar/Gar Spcs:**	None / 0		
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**Cable TV:**	**Hydro:**
Heat:	Water / Gas	**Tot Prk Spcs:**	0	**Gas:**	**Phone:**
A/C:	Other	**UFFI:**	No	**Water:**	Municipal
Central Vac:	N	**Pool:**	None	**Water Supply:**	
Apx Age:	100+	**Prop Feat:**	Public Transit	**Sewer:**	
Apx Sqft:	1500-2000			**Waterfront:**	
Assessment:	**POTL:**			**Retirement:**	
POTL Mo Fee:				**Farm/Agr:**	
Laundry lev:				**Oth Struct:**	
				Survey Type:	Available
				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: Commercial store currently leased to long time tenant TOPCUTS. Store area is approximately 1100 SF and rental includes use of basement ***** 2 bedroom apartment is approximately 700 SF. plus large rooftop deck off kitchen. Apartment is vacant and ready to rent. Previous rent was $1910 Plus hydro ***** Excellent Opportunity for investor/end user in rapidly changing neighborhood. New development taking place on St. Clair.
Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871

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101 Marchmount Rd
Toronto Ontario M6G 2B2
Toronto C02 Wychwood Toronto

Sold: $1,000,000
List: $1,030,000

Taxes: $5,693.70/2024 **For:** Sale **% Dif:** 97
Sold Date: 02/27/2025
SPIS: N **Last Status: SLD** **DOM: 24**

Semi-Detached **Fronting On:** S **Rms:** 9
Link: **Acreage:** **Bedrooms:** 4
2 1/2 Storey 16.83 x 96.37 Feet **Washrooms:** 2
Irreg: 1x4, 1x2
Dir/Cross St: Davenport Rd/Ossington Ave

MLS#: C11955871 **PIN#:** 212650230

Kitchens:	3	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	None	**Cable TV:**	**Hydro:**
Basement:	Sep Entrance / Unfinished	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	None	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:				**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: A Renovator's Dream! Discover endless possibilities with this spacious semi-detached property located in the desirable Wychwood area of Toronto. This unique home features three kitchens, making it perfect for investors looking to create multi-family living spaces or transform it into a stunning single-family residence. With a generous layout, this property is a blank canvas waiting for your personal touch and the potential to unlock significant value is evident. Dont miss your chance to invest in a prime location surrounded by vibrant community amenities, parks, and schools. Seize this opportunity to create your vision in one of Torontos sought-after neighborhoods! Schedule your viewing today and imagine the possibilities!
Extras:

Listing Contracted With: ACCSELL REALTY INC.,416-477-2300

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400 Christie St
Toronto Ontario M6G 3C6
Toronto C02 Wychwood Toronto

Sold: $1,030,000
List: $1,069,998

Taxes: $4,044.28/2024 **For:** Sale **% Dif:** 96
Sold Date: 01/13/2025
SPIS: N **Last Status: SLD** **DOM: 77**

Semi-Detached **Fronting On:** W **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
2-Storey 17.61 x 100.12 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Davenport Rd & Christie St

MLS#: C9759053 **PIN#:** 212640507

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Finished / Full	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Radiant / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	None	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**	Family Room	**Retirement:**	
Apx Sqft:				**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: Rare semi-detached 2 stry 3+1 bdrm home on a 17.6x100 ft lot. Revered McMurrich Junior PS District. *** LANE WAY HOUSE/COACH HOUSE permitted *** (Investor/Builders/Renovators Dream). TANKLESS WATER HEATER PURCHASED 2024. Located In The Prestigious Wychwood/Hillcrest Area. TTC is at your doorstep. This home is ready for new owners to reimagine its space and make it their own - a rare offering not to be missed! RARE: Adjacent land beside the garage can be fenced in for personal use to expand the backyard lot size. This is a hidden gem in the city and unique from any other lots!

Extras: Buyer's and BA to verify all measurements; adjacent land beside the garage can be fenced in for personal use to expand the backyard lot size. This is a hidden gem in the city and unique from any other lots! *INSPECTION REPORT upon request*

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-486-5588

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1218 Shaw St **Sold: $1,130,000**
Toronto Ontario M6G 3N6 **List: $1,149,900**
Toronto C02 Wychwood Toronto
Taxes: $4,465/2024 **For:** Sale **% Dif:** 98
Sold Date: 04/25/2025
SPIS: N **Last Status: SLD** **DOM: 9**

Semi-Detached **Fronting On:** W **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
2-Storey 23.58 x 95 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: DAVENPORT / SHAW **Directions:** Shaw St & Davenport Rd

MLS#: C12087299 **PIN#:** 212650278

Kitchens:	1	**Exterior:**	Alum Siding / Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Unfinished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**	Park, Public Transit	**Retirement:**	
Apx Sqft:	1100-1500			**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	None
Laundry lev:				**Spec Desig:**	Unknown

#	Room	Level	Length (ft)		Width (ft)	Description
1	Living	Main	13.29	x	10.99	
2	Dining	Main	9.58	x	12.43	
3	Kitchen	Main	12.11	x	14.9	
4	Mudroom	Main	7.81	x	6.89	
5	Br	2nd	9.71	x	14.8	
6	2nd Br	2nd	11.78	x	9.58	
7	3rd Br	2nd	11.78	x	12.17	
8	Rec	Bsmt	28.87	x	14.7	

Client Remks: Located on a rare 23.5 ft wide lot, this 3-bedroom, 1-bath semi offers incredible space, charm, & potential in one of Torontos most beloved neighbourhoods. Move in now & update over timethis home is ideal for families looking to grow into their forever space.The main floor features spacious living & dining areas, coffered ceilings, original hardwood floors, & an original fireplace that adds character. The eat-in kitchen walks out to a deep, fenced backyardperfect for play, gardening, or summer BBQs.Upstairs are 3 bright, well-sized bedrooms & a 4-piece bath. The unfinished basement offers endless possibilities for future development. A private driveway fits two carsa true rarity in the city.Located just steps to St. Clair Wests shops, restaurants, & cafes. Walk to parks, schools, & the TTC. This is your chance to own a solid home in a welcoming, community-focused neighbourhood.A warm, character-filled space ready for your personal touch. Don't miss this Wychwood gem!

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000

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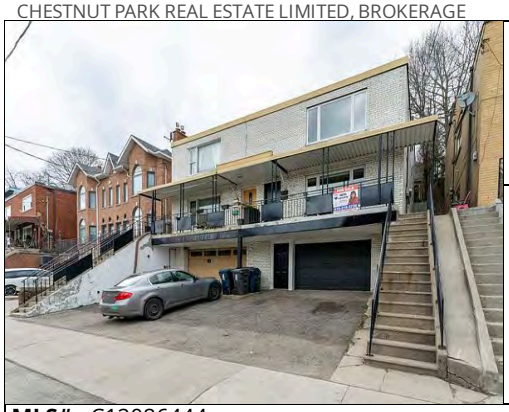

1024 Davenport Rd **Sold: $1,160,000**
Toronto Ontario M6G 2B9 **List: $1,199,000**
Toronto C02 Wychwood Toronto
Taxes: $5,922.59/2025 **For:** Sale **% Dif:** 97
Sold Date: 05/01/2025
SPIS: N **Last Status: SLD** **DOM: 15**

Duplex **Fronting On:** N **Rms:** 10 + 2
Link: **Acreage:** **Bedrooms:** 4
2-Storey 25.7 x 90 Feet **Washrooms:** 2
Irreg: 1x4xUpper, 1x4xUpper
Dir/Cross St: Davenport/Shaw **Directions:** Davenport/Shaw

MLS#: C12086444 **PIN#:** 212630137

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Pvt Double	**Cable TV:**	**Hydro:**
Basement:	Part Fin / Sep Entrance	**Gar/Gar Spcs:**	Built-In / 2	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Radiant / Gas	**Tot Prk Spcs:**	3	**Water Supply:**	
A/C:	None	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**	Family Room	**Retirement:**	
Year Built:	1970			**Farm/Agr:**	
Yr Built Source:	MPAC			**Oth Struct:**	
Apx Sqft:	1500-2000			**Survey Type:**	None
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.13	x	13.48	Combined W/Living	Hardwood Floor	
2	Dining	Main	13.62	x	7.41	Hardwood Floor		
3	Kitchen	Main	7.25	x	9.22	Renovated	Eat-In Kitchen	Hardwood Floor
4	Br	Upper	10.37	x	10.79	Hardwood Floor		
5	Br	Upper	10.2	x	12.07	Hardwood Floor		
6	Living	2nd	17.13	x	13.48	Combined W/Dining	Laminate	
7	Dining	2nd	13.62	x	7.84	Laminate		
8	Kitchen	2nd	7.28	x	9.38	Updated	Laminate	Eat-In Kitchen
9	Br	Upper	10.37	x	10.83	Laminate		
10	Br	Upper	10.17	x	12.07	Laminate		
11	Other	2nd	10.17	x	3.28	Laminate		
12	Other	Bsmt	10.3	x	17.95	Parquet Floor		

Client Remks: **Well maintained Duplex*2 - 2 Bedroom split level apartments plus laundry room and bonus room that can be used as exercise/office/rec room/etc** large laundry area with direct access to outside**4 hydro meters**interior stairs from both units to laundry room**direct garage access to lower unit**double garage has been reduced to parking for 1 car**property is now vacant**Solar panels are owned, and generate income 0f $321.00 avg/mo since 2011, Ontario microFIT program can be assigned**Newer windows**Upper unit also has a Bonus room**
Extras:

Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616

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94 Wychcrest Ave
Toronto Ontario M6G 3X7
Toronto C02 Wychwood Toronto

Sold: $1,190,000
List: $1,150,000

Taxes: $4,878.27/2024 **For:** Sale **% Dif:** 103
Sold Date: 05/07/2025
SPIS: N **Last Status: SLD** **DOM: 8**

Att/Row/Twnhouse **Fronting On:** N **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
3-Storey 13.78 x 56.16 Feet **Washrooms:** 3
Irreg: irregular 3x4x2nd
Dir/Cross St: Christie and Dupont **Directions:** North of Dupont

MLS#: C12110845 **PIN#:** 212640213

Kitchens:	1	**Exterior:**		**Zoning:**	
Fam Rm:	N	Brick Front / Vinyl Siding		**Cable TV:**	**Hydro:**
Basement:	Finished / Full	**Drive:**		**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Gar/Gar Spcs:**	None / 0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Drive Park Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**Tot Prk Spcs:**	1	**Sewer:**	Sewers
Central Vac:	N	**UFFI:**		**Waterfront:**	
Apx Age:		**Pool:**	None	**Retirement:**	
Year Built:	1980	**Prop Feat:**	Fireplace/Stove	**Farm/Agr:**	
Yr Built Source:	MPAC			**Oth Struct:**	
Apx Sqft:	1100-1500			**Survey Type:**	Available
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	12.8	x	10.17	W/O To Garden	Electric Fireplace	B/I Bookcase
2	Dining	Main	8.86	x	7.22	Combined W/Living	Open Concept	Pot Lights
3	Kitchen	Main	12.8	x	9.51	Renovated	Breakfast Bar	Open Concept
4	Br	2nd	13.12	x	8.53	B/I Bookcase	Bay Window	
5	2nd Br	2nd	13.12	x	239.5	Wainscoting	Crown Moulding	
6	Prim Bdrm	3rd	13.12	x	101.71	3 Pc Ensuite	W/I Closet	
7	Rec	Bsmt	12.8	x	9.51	Finished	Mirrored Walls	3 Pc Bath
8	Laundry	Bsmt	7.87	x	5.91	Separate Rm	Finished	

Client Remks: Renovated Freehold Townhouse in Wychwood. Stylish and move-in ready, this 3-bed, 3-bath house is nestled in one of Toronto's most coveted neighbourhoods. The contemporary kitchen, renovated in 2022, features built-in appliances and a breakfast bar overlooking the spacious open-concept living and dining room ideal for entertaining. Walk out from the living area to a private garden retreat. Upstairs, find two generous bedrooms and a 4-piece bath. The top-floor principal suite offers a serene escape with a 3-piece ensuite and walk-in closet. The fully finished basement (2022) includes a rec room/home gym, a 3-piece bath, and a separate laundry room. Perfectly located just steps from parks, St. Clair West shops and restaurants, Wychwood Barns, Geary Avenue, and Bloor Street. Situated in the highly-rated McMurrich School district. One laneway parking space included. A turnkey opportunity in a vibrant, family-friendly community, just move in and enjoy.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191

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81 Benson Ave
Toronto Ontario M6G 2H7
Toronto C02 Wychwood Toronto

Sold: $1,199,000
List: $1,199,000

Taxes: $6,244/2024 **For:** Sale **% Dif:** 100
Sold Date: 02/02/2025
SPIS: N **Last Status: SLD** **DOM: 3**

Semi-Detached **Fronting On:** N **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
2-Storey 18.25 x 135.33 Feet **Washrooms:** 1
Irreg: 1x4
Dir/Cross St: St Clair & Christie

MLS#: C11947717 **PIN#:** 212620594

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	None	**Cable TV:**	**Hydro:**
Basement:	Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Water / Gas	**Tot Prk Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	100+	**Prop Feat:**	Fireplace/Stove	**Retirement:**	
Apx Sqft:				**Farm/Agr:**	
Assessment:	2024 **POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	3.58	x	3.9	Hardwood Floor		
2	Living	Main	10.53	x	14.93	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	8.76	x	12.66	Hardwood Floor	O/Looks Living	Large Window
4	Kitchen	Main	11.88	x	12.14	Hardwood Floor	Pantry	W/O To Yard
5	Prim Bdrm	2nd	14.44	x	14.07	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	8.99	x	10.66	Hardwood Floor	Window	Closet
7	3rd Br	2nd	8.99	x	12.5	Hardwood Floor	Window	Closet
8	Rec	Lower	14.44	x	40.12	Concrete Floor	Window	

Client Remks: Are you ready to be part of a vibrant community where neighbors come together weekly for the local farmers market and even build something as special as a neighborhood skating rink?! Look no further than Wychwood! Noted by the magnificent magnolia tree out front in the spring, this charming brick 3-bedroom home could be your family's forever home with your personal touches. Hardwood floors throughout. A rare wood-burning fireplace is the perfect spot to cozy up on those cold days. The separate entrance is a bonus and a fantastic opportunity to add a rental unit for additional income. Relax on the welcoming front porch and soak in the neighborhood's charm. Sitting on a generous 135-ft lot, the deep backyard offers endless possibilities, perfect for gardening and creating multiple zones for relaxation and entertaining or room to grow! Benson Street is the place to be; make this house your home and love where you live! Enjoy fabulous cafes, restaurants, and shops, all just a short stroll away. You're a quick walk to the streetcar, and subway making downtown access a breeze. Fantastic neighborhood schools, both public and private, making it an ideal location for families.
Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-901-5700

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Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 3:05:30 PM

41 Acores Ave **Sold: $1,206,212**
Toronto Ontario M6G 4B4 **List: $1,199,000**
Toronto C02 Wychwood Toronto
Taxes: $5,858/2024 **For:** Sale **% Dif:** 101
Sold Date: 05/26/2025
SPIS: N **Last Status: SLD** **DOM: 6**

Semi-Detached **Fronting On:** S **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey 20.34 x 74.9 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Ossington/Dupont **Directions:** Ossington to Acores

MLS#: C12158190 **PIN#:** 212650026
Assignment: N **Fractional Ownership:** N

Kitchens:	1 + 1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Apartment / Sep Entrance	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Central Air	**UFFI:**	No	**Sewer:**	Sewers
Central Vac:	Y	**Pool:**	None	**Waterfront:**	
Apx Age:	16-30	**Prop Feat:**	Central Vacuum	**Retirement:**	N
Year Built:	1998			**Farm/Agr:**	
Yr Built Source:	MPAC			**Oth Struct:**	
Apx Sqft:	1100-1500			**Survey Type:**	None
Assessment:	2024 **POTL:** N			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	29.1	x	10.66	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	29.1	x	10.66	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	17.42	x	11.91	Ceramic Floor	W/O To Deck	Eat-In Kitchen
4	Prim Bdrm	2nd	14.01	x	12.01	Hardwood Floor	W/I Closet	
5	2nd Br	2nd	11.06	x	8.33	Hardwood Floor	Closet	
6	3rd Br	2nd	14.34	x	8.66	Hardwood Floor	Closet	
7	4th Br	Bsmt	10.43	x	9.09			
8	Kitchen	Bsmt	3.28	x	3.28			
9	Rec	Bsmt	16.99	x	10.07			

Client Remks: Fabulous 3+1 Bedroom Semi In Highly Desirable Neighbourhood. Hardwood flooring is throughout, stainless steel appliances, California shutters throughout, a beautiful deck, a one-car garage with an opener, and ample storage. Finished basement for in-laws. Quiet neighborhood with plenty of parking. Close to shopping and transit. Meticulously maintained. Basement Apartment With Separate Entrance. Roof 2017, furnace 2017, AC unit 2017. Home inspection upon request. Open House 24th & 25th 2-4pm.
Extras:

Listing Contracted With: RIGHT AT HOME REALTY905-565-9200

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39 Oakwood Ave
Toronto Ontario M6H 2V4
Toronto C02 Wychwood Toronto

Sold: $1,220,000
List: $1,220,000

Taxes: $5,875.38/2024 **For:** Sale **% Dif:** 100
Sold Date: 01/17/2025
SPIS: N **Last Status: SLD** **DOM: 74**

Semi-Detached **Fronting On:** W **Rms:** 9 + 1
Link: **Acreage:** **Bedrooms:** 4 + 1
2-Storey 23 x 100 Feet **Washrooms:** 3
Irreg: 1x3xMain, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Oakwood and Davenport

MLS#: C10406285 **PIN#:** 212860287
Assignment: N **Fractional Ownership:** N

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Pvt Double	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	4	**Water Supply:**	
A/C:	Central Air	**UFFI:**	No	**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	100+	**Prop Feat:**		**Retirement:**	N
Apx Sqft:	1500-2000	Place Of Worship, Public Transit, School		**Farm/Agr:**	
Assessment:	**POTL:** N			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	12.5	x	12.6	Breakfast Bar	Hardwood Floor	Window
2	Dining	Main	16.8	x	7.91	Hardwood Floor	Window	Open Concept
3	Living	Main	15.16	x	11.25	Open Concept	Hardwood Floor	
4	Br	Bsmt	12.07	x	9.42	Laminate		
5	Den	Bsmt	8.07	x	10.01	Laminate	Window	4 Pc Bath
6	Office	Bsmt	7.91	x	10.93	Open Concept	Laminate	Window
7	Kitchen	2nd	9.42	x	13.25	Hardwood Floor	Window	
8	Living	2nd	9.84	x	14.67	Window	Hardwood Floor	Closet
9	Br	2nd	10.01	x	18.24	Hardwood Floor	Closet	Window
10	Br	2nd	10.43	x	10.96	Window	Closet	Hardwood Floor

Client Remks: Welcome to Wychwood: Your Dream Home or Investment Opportunity Awaits! Seeking a place to call home in one of Toronto's most charming communities? This unique Wychwood property offers a perfect blend of character, flexibility, and potential for rental income. With two separate units, this home is ideal for families or investors. The bright, 2-bedroom top-floor suite showcases stunning views of the CN Tower from the kitchen, where large windows let in abundant natural light. Downstairs, the main floor and basement unit feature a spacious kitchen, a dining room with exposed brick, and a living room with beautiful stained-glass windows-details that add warmth and character. Each floor has a bathroom, plus there's a sunny front porch and a fully enclosed backyard perfect for summer gatherings. Want to use the entire space? This home can easily be converted back into a 4-bedroom, 3-bath single-family residence. With a rare detached, double-car garage and a private driveway, there is space for parking and even potential for a laneway house as well. Set in an unbeatable location near best schools, beautiful parks, and an array of shops and restaurants, you'll have easy access to Ossington Station, St. Clair TTC, Davenport bike lanes, and the renowned Wychwood Barns. Plus, your morning coffee is just a step away at the delightful cafe next door! Don't miss the chance to make this versatile Wychwood property your own!

Extras: Double wide private drive and 2 car, detached garage for 4 car parking. 2nd Floor unit currently rented. Main floor and basement unit is vacant.

Listing Contracted With: ROYAL LEPAGE TERREQUITY PRINCIPLED REALTY416-495-2730

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82 Greensides Ave
Toronto Ontario M6G 3P7
Toronto C02 Wychwood Toronto

Sold: $1,255,000
List: $1,299,000

Taxes: $6,116/2024 **For:** Sale **% Dif:** 97
Sold Date: 02/21/2025
SPIS: N **Last Status: SLD** **DOM: 15**

Semi-Detached **Fronting On:** W **Rms:** 11
Link: **Acreage:** < .50 **Bedrooms:** 4 + 2
2-Storey 19.5 x 118.75 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x4xMain, 1x3xBsmt
Dir/Cross St: St. Clair W./Christie

MLS#: C11959422 **PIN#:** 212620131

Kitchens:	3	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Apartment / Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	3	**Water:**	Municipal
Heat:	Radiant / Gas	**Tot Prk Spcs:**	3	**Water Supply:**	
A/C:	None	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	100+	**Prop Feat:**		**Retirement:**	N
Apx Sqft:	1100-1500	Park, Public Transit, School		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Br	Main	13.75	x	11.15	Large Window	Closet	Hardwood Floor
2	Living	Main	14.34	x	12.66	Large Window	Large Closet	Hardwood Floor
3	Kitchen	Main	15.08	x	8.76	Window	Tile Floor	
4	Br	Main	9.67	x	9.42	Window	Hardwood Floor	
5	Br	2nd	15.58	x	11.75	Large Window	Large Closet	Hardwood Floor
6	Living	2nd	18.57	x	15.58	Window	Hardwood Floor	
7	Kitchen	2nd	10.83	x	10.07	Window	Tile Floor	
8	Br	2nd	10.83	x	9.15	Window	Hardwood Floor	
9	Br	Bsmt	15.06	x	9.09	Window	Closet	Vinyl Floor
10	Living	Bsmt	14.67	x	9.15	Window	Vinyl Floor	
11	Kitchen	Bsmt	14.67	x	7.97	Vinyl Floor		
12	Den	Bsmt	8.86	x	8.2	Vinyl Floor		

Client Remks: Whether you're seeking a smart investment, a multi-family home, or a future single-family residence, 82 Greensides Avenue offers exceptional potential. Nestled on a quiet street in one of Torontos most family-friendly neighborhoods, this spacious property is divided into three well-appointed rental units. The second-floor apartment is currently vacant, offering you the flexibility to set your own rents or live in the unit while generating income from the others to help offset your mortgage. This home can also be easily converted back into a beautiful single-family residence. Just steps from Hillcrest Park, the Wychwood Barns Farmers' Market, and top-rated schools, this property combines both convenience and charm. Enjoy the nearby shops, restaurants, and cafes along St. Clair West, with easy access to public transit and a quick commute to downtown Toronto.

Extras:

Listing Contracted With: PSR416-360-0688

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42 Ellsworth Ave
Toronto Ontario M6G 2K3
Toronto C02 Wychwood Toronto

Sold: $1,320,000
List: $1,029,000

Taxes: $6,101.42/2024 **For:** Sale **% Dif:** 128
Sold Date: 04/08/2025
SPIS: N **Last Status: SLD** **DOM: 6**

Semi-Detached **Fronting On:** N **Rms:** 8 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 18.75 x 113.33 Feet **Washrooms:** 2
Irreg: 1x2xGround, 1x4x2nd
Dir/Cross St: St Clair/Bathurst **Directions:** West of Vaughan, Rd East of Wychwood

MLS#: C12057482 **PIN#:** 212610461

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**		**Cable TV:**	**Hydro:**
Basement:	Unfinished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Year Built:	1910	Family Room, Fireplace/Stove, Library,		**Farm/Agr:**	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre, School		**Oth Struct:**	
Apx Sqft:	1500-2000			**Survey Type:**	None
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	13.31	x	3.95	Slate Flooring	Hardwood Floor	B/I Shelves
2	Living	Ground	15.53	x	10.54	Hardwood Floor	Fireplace	Open Concept
3	Dining	Ground	12.31	x	11.74	Hardwood Floor	Leaded Glass	Open Concept
4	Powder Rm	Ground	0		0	Tile Floor	Pedestal Sink	Crown Moulding
5	Kitchen	Ground	14.95	x	11.51	Tile Floor	Pot Lights	Pantry
6	Office	Ground	7.84	x	7.29	Tile Floor	Pot Lights	W/O To Sundeck
7	Prim Bdrm	2nd	12.49	x	12.25	Hardwood Floor	Double Closet	Closet Organizers
8	2nd Br	2nd	13.81	x	9.79	Hardwood Floor	Closet	Window
9	3rd Br	2nd	11.96	x	9.08	Hardwood Floor	Window	
10	Tandem	2nd	7.23	x	7.19	Laminate	Large Window	
11	Bathroom	2nd	8.16	x	5.45	Tile Floor	Stone Counter	4 Pc Bath
12	Rec	Bsmt	22.98	x	14.7	Above Grade Window	Unfinished	

Client Remks: Plant your roots in the heart of Wychwood in this oversized 1,553 sq ft above ground semi, in one of Toronto's most beloved neighbourhoods where charm, convenience, and community meet. This character-filled, mechanically sound home features soaring nine-foot cathedral ceilings that create a bright, airy feel from the moment you walk in. The oversized living space provides incredible versatility anchored by a cozy fireplace and a brick feature wall, while the rare main floor powder room adds a layer of everyday ease. At the heart of the home is a spacious eat-in kitchen with a separate breakfast room/office that opens onto a deck and fully fenced backyard. The primary retreat is filled with natural light from a lovely bay window and includes a full wall of built-in closets. The back bedroom is adjoined by a tandem room that makes an ideal office, playroom, or creative space overlooking the backyard. The lower level offers generous ceiling height and ample space just waiting your personal touch. Located within the sought-after Hillcrest school catchment and just steps from Wychwood Barns, St. Clair West, Loblaws, shops, cafes, and the subway, this location is truly unbeatable. Whether you're upsizing, downsizing, or taking your first step into the Toronto market, this home delivers on space, character, and location - all in one of the city's most vibrant communities.
Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300

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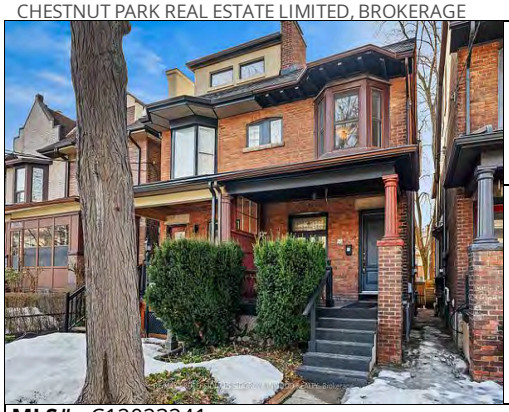

57 Marchmount Rd **Sold: $1,340,000**
Toronto Ontario M6G 2A8 **List: $1,148,000**
Toronto C02 Wychwood Toronto
Taxes: $5,143/2024 **For:** Sale **% Dif:** 117
Sold Date: 03/25/2025
SPIS: N **Last Status: SLD** **DOM: 8**

Semi-Detached **Fronting On:** E **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 16.5 x 89 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xBsmt
Dir/Cross St: Davenport & Christie **Directions:** Davenport & Christie

MLS#: C12023241 **PIN#:** 212640326

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Fin W/O / Full	**Gar/Gar Spcs:**	Carport / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Year Built:	1912	Fenced Yard, Library, Park, Place Of		**Farm/Agr:**	
Yr Built Source:	MPAC	Worship, Public Transit, School		**Oth Struct:**	
Apx Sqft:				**Survey Type:**	Unknown
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	13.02	x	15.75	Hardwood Floor	Stained Glass	Brick Fireplace
2	Dining	Main	13.02	x	13.98	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	10.53	x	14.76	Hardwood Floor	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	12.96	x	14.21	Hardwood Floor	Closet	Brick Fireplace
5	2nd Br	2nd	9.51	x	11.84	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.3	x	7.78	Hardwood Floor	Window	
7	Rec	Bsmt	11.71	x	24.97	Laminate	Pot Lights	W/O To Yard

Client Remks: Welcome To 57 Marchmount Rd! An Incredible Sun-Filled Semi-Detached Home, Ideally Located In The Heart Of Wychwood. The Open-Concept Main Floor Features Exposed Brick, Gleaming Hardwood Floors, And Pot Lights Throughout; Creating A Warm And Inviting Atmosphere. The Custom Kitchen Features Granite Countertops & A W/O To The East-Facing Backyard, Perfect For Morning Coffee Or Evening Relaxation. Upstairs, You'll Find Three Spacious Bedrooms And A Luxurious 3-Piece Bathroom, Combining Comfort And Style. The Primary Bedroom Is A True Retreat, Boasting Large Windows That Fill The Room With Natural Light, A Cozy Brick Fireplace & Generous Closet Space.The Fully Finished Basement Is The Perfect Space For A Rec Room Or Home Office. On The Lower Level, You'll Also Find A Large Bathroom Featuring A Charming Clawfoot Tub And A Walkout To The Backyard, Providing Both Functionality And Character. This Home Also Includes A Convenient Parking Spot, Accessible Via Laneway A Rare And Valuable Feature In This Sought-After Neighbourhood. Don't Miss Out On This Exceptional Property, Where Classic Charm Meets Modern Convenience In One Of Torontos Most Desirable Communities!
Extras:

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245

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20 Benson Ave
Toronto Ontario M6G 2H6
Toronto C02 Wychwood Toronto

Sold: $1,420,000
List: $1,298,000

Taxes: $5,965.51/2024 **For:** Sale **% Dif:** 109
Sold Date: 05/30/2025
SPIS: N **Last Status: SLD** **DOM: 8**

Semi-Detached **Fronting On:** N **Rms:** 4 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 16.08 x 132 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: St. Clair Ave W and Wychwood Ave
Directions: St. Clair Ave W and Wychwood Ave

MLS#: C12165130 **PIN#:** 212610365

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Baseboard / Electric	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Wall Unit	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	700-1100	Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	Available
Laundry lev:				**Spec Desig:**	Unknown

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	13.42	x	12.5	O/Looks Frontyard	Pot Lights	Hardwood Floor
2	Dining	Main	13.42	x	11.09	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	13.42	x	12.24	B/I Appliances	Centre Island	Stainless Steel Appl
4	Family	Main	10.99	x	7.51	Fireplace	B/I Shelves	W/O To Deck
5	Prim Bdrm	2nd	13.42	x	12.24	Bay Window	Closet	Hardwood Floor
6	2nd Br	2nd	6.99	x	11.58	Hardwood Floor	Window	Closet
7	3rd Br	2nd	6.99	x	10.33	Closet	Hardwood Floor	Window
8	Rec	Bsmt	13.42	x	24.02	Broadloom	Pot Lights	Above Grade Window

Client Remks: Step into style and sunshine in this beautifully updated semi that checks all the boxes and then some. With a rare south-facing exposure, this home is bathed in natural light from dawn till dusk. Offering just under 1500 sq ft of smartly designed living space, you'll find room to live, work, and play across three spacious bedrooms, two modern washrooms, and a finished basement perfect for movie nights, a home gym, or a quiet office retreat.The main floor boasts an open-concept layout with seamless flow from living to dining to kitchen to family room perfect for entertaining or keeping an eye on little ones (or your latest culinary experiment!).Step outside to your fenced backyard oasis ideal for summer BBQs, furry friends, or simply soaking in the serenity. Bonus: a detached garage for your car, bikes, or that kayak you swear you're going to use more.Located in sought-after Wychwood just across the street from Wychwood Barns and the vibrant Saturday market you're close to parks, schools, transit, and all the charm of St. Clair West. This gem won't last come fall in love!
Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016

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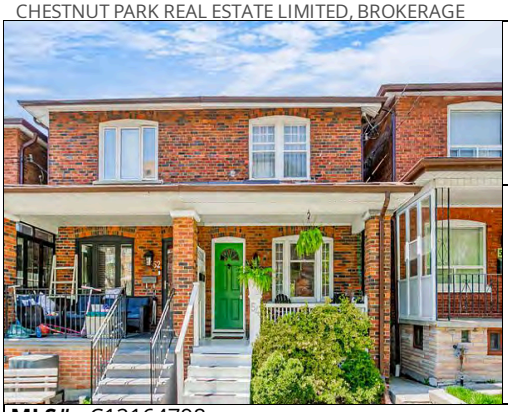

54 Winona Dr
Toronto Ontario M6G 3S6
Toronto C02 Wychwood Toronto

Sold: $1,429,000
List: $1,349,000

Taxes: $5,608/2024 **For:** Sale **% Dif:** 106
Sold Date: 05/27/2025
SPIS: N **Last Status: SLD** **DOM: 5**

Semi-Detached **Fronting On:** W **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 15.42 x 110 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: St. Clair & Winona **Directions:** St. Clair & Winona

MLS#: C12164798 **PIN#:** 212860627

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:** Y
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	Y **Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	51-99	**Prop Feat:**		**Retirement:**	
Year Built:	1928	Fenced Yard, Level, Public Transit, School		**Farm/Agr:**	
Apx Sqft:	1100-1500			**Oth Struct:**	
Assessment:	**POTL:**			**Survey Type:**	Available
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	15.16	x	12.76	Combined W/Dining	Pot Lights	Bamboo Floor
2	Dining	Main	10.01	x	9.74	Combined W/Living	Pot Lights	Bamboo Floor
3	Kitchen	Main	12.24	x	12.01	Combined W/Br	Quartz Counter	Stainless Steel Appl
4	Breakfast	Main	4.99	x	12.76	Combined W/Kitchen	Ceramic Floor	W/O To Deck
5	Prim Bdrm	2nd	10.99	x	12.76	Hardwood Floor	Ceiling Fan	Closet
6	2nd Br	2nd	12.34	x	7.25	Hardwood Floor	Ceiling Fan	Closet
7	3rd Br	2nd	10.01	x	7.25	Hardwood Floor	Ceiling Fan	Closet
8	Rec	Bsmt	11.58	x	11.75	Pot Lights	Laminate	Window
9	Workshop	Bsmt	6.99	x	6.66			
10	Other	Bsmt	10.66	x	6.66			
11	Other	Bsmt	6	x	12.24			

Client Remks: Welcome To Wychwood! Bright & Beautiful with a Ton of Space, Located in one of the Best Family-Friendly Neighbourhoods in Toronto, this Gorgeous Property has it all! 3 Bedrooms, 2 Full Bathrooms, Renovated, Opened and Extended Kitchen (2019), with a Show-Stopping Huge Brick Wall, Quartz Countertops, Custom Cabinetry, Stainless Steel Appliances, Gas Range, Plus a Super-Cute Built-In Breakfast Nook & Built-In Workstation. Everything Overlooks the Deck and Private West-Facing Backyard through Oversized Stylish Windows, Completed with Dark Ceramic Tile Floors and Pot Lights! Plus, a King-Size Primary Bedroom, a Finished Basement with Tons of Storage, Parking off the Rear Laneway and Easy Access to Schools, Transit, Restaurants, and the Best of Toronto... Welcome Home!
Extras:

Listing Contracted With: ENGEL & VOLKERS TORONTO CENTRAL416-628-1357

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26 Greensides Ave
Toronto Ontario M6G 3P6
Toronto C02 Wychwood Toronto

Sold: $1,495,000
List: $1,550,000

Taxes: $7,060/2024 **For:** Sale **% Dif:** 96
Sold Date: 01/15/2025
SPIS: N **Last Status: SLD** **DOM: 121**

Semi-Detached **Fronting On:** W **Rms:** 8 + 5
Link: **Acreage:** < .50 **Bedrooms:** 3 + 1
2-Storey 14.99 x 117.68 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: {S} of St Clair W, {W} of Christie St

MLS#: C9352767 **PIN#:** 212620632
Assignment: N **Fractional Ownership:** N

Kitchens:	1 + 1	**Exterior:**		**Zoning:**	
Fam Rm:	N	Alum Siding / Brick Front		**Cable TV:**	A **Hydro:** Y
Basement:	Apartment / Sep Entrance	**Drive:**	None	**Gas:**	Y **Phone:** A
Fireplace/Stv:	Y	**Gar/Gar Spcs:**	None / 0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Drive Park Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**Tot Prk Spcs:**	0	**Sewer:**	Sewers
Central Vac:	Y	**UFFI:**	No	**Waterfront:**	
Apx Age:	16-30	**Pool:**	None	**Retirement:**	N
Apx Sqft:	1500-2000	**Prop Feat:**		**Farm/Agr:**	
Assessment:	**POTL:** N	Arts Centre, Central Vacuum, Fenced Yard,		**Oth Struct:**	Garden Shed
POTL Mo Fee:		Fireplace/Stove, Library, Park, Place Of		**Spec Desig:**	Unknown
Laundry lev:	Upper	Worship, Public Transit			

Topography: Flat,Dry

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.09	x	12.5	Combined W/Kitchen	Gas Fireplace	W/O To Deck
2	Kitchen	Main	12.5	x	8.99	Ceramic Floor	Granite Counter	Breakfast Bar
3	Dining	Main	15.26	x	8.33	Hardwood Floor	California Shutters	East View
4	Bathroom	Main	5.51	x	4.82	2 Pc Bath	Granite Floor	
5	Prim Bdrm	2nd	16.57	x	12.5	Hardwood Floor	His/Hers Closets	Ceiling Fan
6	2nd Br	2nd	11.32	x	12.5	Hardwood Floor	Ceiling Fan	California Shutters
7	3rd Br	2nd	11.25	x	8.99	Hardwood Floor	Skylight	Closet
8	Bathroom	2nd	7.84	x	4.92	4 Pc Bath	Whirlpool	Skylight
9	Laundry	2nd	4.92	x	2.95			
10	Living	Bsmt	14.4	x	11.68	Ceramic Floor	Vaulted Ceiling	Closet
11	Kitchen	Bsmt	14.17	x	6	Ceramic Floor	Vaulted Ceiling	B/I Dishwasher
12	Br	Bsmt	10.99	x	11.68	Laminate	Vaulted Ceiling	Large Closet

Client Remks: INCOME POTENTIAL!! Built in 2005, this bright, sun filled 19 year old 3+1 bedroom home has been beautifully maintained and lightly lived in by the current owner since 2007. The home has a wonderful flow! The modern open concept kitchen is combined with the living room with a gas fireplace. Walkout to the private shaded backyard oasis to barbeque on the 2 tiered deck! 3 (!!!) skylights drench the 2nd floor with natural light! Bedrooms and laundry are on the 2nd floor. Natural hardwood floors and California shutters throughout. Uber cozy basement apartment (with separate entrance) has remarkably high ceilings (9'10" in living room! 11'8" in bedroom!). The basement space is ready for a home office, extended family or a new tenant. The basement can be easily altered to be connected to the main house. See floor plan. Windows, roof and HVAC systems have been updated! Outstanding Hillcrest Village location! A short walk to all of the action and shopping on St. Clair West! Close to the vibrant Artscape Wychwood Barns for the year round Saturday farmer's market and to Hillcrest park for tennis and the off leash dog park! Easy access to the TTC's 2 subway lines for a quick trip downtown!
Extras: Upgrades: Windows {2019}, Roof {2021}, HVAC (furnace, air conditioner/heat pump) {2023}. Security system wiring rough-in {2014}.

Listing Contracted With: SOPHIE JAREMKO REAL ESTATE LIMITED416-231-8282

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29 Ellsworth Ave **Sold: $1,515,000**
Toronto Ontario M6G 2K4 **List: $1,279,000**
Toronto C02 Wychwood Toronto
Taxes: $6,780.94/2024 **For:** Sale **% Dif:** 118
Sold Date: 04/23/2025
SPIS: N **Last Status: SLD** **DOM: 7**

Semi-Detached **Fronting On:** S **Rms:** 9 + 3
Link: **Acreage:** **Bedrooms:** 4
2 1/2 Storey 25 x 107.33 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x5xLower
Dir/Cross St: St Clair & Bathurst **Directions:** West of Bathurst St, East of Wychwood

MLS#: C12087634 **PIN#:** 212610512

Kitchens:	1 + 1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Fin W/O	**Gar/Gar Spcs:**	Attached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	3	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Library,		**Farm/Agr:**	
Assessment:	**POTL:**	Park, Public Transit		**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	None
Laundry lev:				**Spec Desig:**	Unknown

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	11.65	x	4.48	Tile Floor	Window	
2	Living	Main	13.65	x	11.57	Tile Floor	Fireplace	Large Window
3	Dining	Main	14.44	x	9.92	Tile Floor	Open Concept	
4	Kitchen	Main	12.64	x	10.91	Tile Floor	Double Sink	Eat-In Kitchen
5	Breakfast	Main	11.01	x	7.85	Tile Floor	W/O To Porch	
6	Family	Main	14.65	x	10.94	Tile Floor	B/I Shelves	
7	Prim Bdrm	2nd	29.8	x	10.04	Hardwood Floor	Window	Closet
8	2nd Br	2nd	13.51	x	11.11	Hardwood Floor	Closet	Bay Window
9	3rd Br	2nd	13.89	x	8.55	Hardwood Floor	Window	O/Looks Backyard
10	Bathroom	2nd	8.41	x	7.11	5 Pc Bath	Tile Floor	
11	4th Br	3rd	15.47	x	10.79	Hardwood Floor	Window	Closet
12	Living	Lower	26.03	x	10.73	Tile Floor	Open Concept	
13	Dining	Lower	26.03	x	10.73	Tile Floor	Open Concept	
14	Kitchen	Lower	13.76	x	8.94	Tile Floor	Double Sink	Open Concept
15	Bathroom	Lower	10.57	x	7.85	Tile Floor	Separate Shower	
16	Laundry	Lower	7.42	x	5.08	Tile Floor	Above Grade Window	Laundry Sink
17	Foyer	Lower	10.66	x	5.7	Tile Floor	Walk-Out	
18	Cold/Cant	Lower	0		0	Unfinished		

Client Remks: Feeling cramped at home but discouraged by the high cost of upgrading? This weeks rare opportunity is a spacious, south facing, four-bedroom, 1,821 sq ft above ground home in a AAA location designed to meet your growing needs, could work within your budget, and ready to make your own. Soaring ceilings, generous room sizes, an oversized kitchen, expansive living/dining areas, and a main floor family room make this a true standout. The second floor offers three large bedrooms, including a primary that fits a king bed, plus a five-piece bath. The third floor is ready to become your private retreat ideal for peace, quiet, and separation from the household buzz. The lower level features a massive room that can be split into a media room, gym or office, a kitchen, laundry, storage, cold cellar, and a five-piece bath all with a separate rear entrance for potential income. A rare, double-car concrete block garage can be converted into a laneway house for rental income or to keep a loved one nearby. All of this in prestigious Wychwood, steps to Wychwood Barns, the Saturday Farmers Market, and St. Clair Wests beloved cafes, bakeries, restaurants, gyms, shops, and top-rated schools like Hillcrest PS, St. Mikes, BSS, and UCC.
Extras:
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300

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63 Alberta Ave
Toronto Ontario M6H 2R7
Toronto C02 Wychwood Toronto

Sold: $1,578,000
List: $1,629,000

Taxes: $7,689/2024 **For:** Sale **% Dif:** 97
Sold Date: 02/24/2025
SPIS: N **Last Status: SLD** **DOM: 18**

Semi-Detached **Fronting On:** E **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 4
3-Storey 24.83 x 107.75 Feet **Washrooms:** 3
Irreg: 1x3x2nd, 1x4x3rd, 1x2xBsmt
Dir/Cross St: St Clair & Oakwood

MLS#: C11960449 **PIN#:** 212860409

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	None	**Cable TV:**	**Hydro:**
Basement:	Part Fin / Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	2500-3000	Park, Public Transit, School		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	17.42	x	8.67	Hardwood Floor	Closet	Window
2	Living	Main	12.7	x	10.63	Hardwood Floor	B/I Bookcase	Open Concept
3	Dining	Main	15.31	x	10.73	Hardwood Floor	O/Looks Backyard	Open Concept
4	Kitchen	Main	19.1	x	12	Tile Floor	Breakfast Bar	W/O To Deck
5	2nd Br	2nd	15.07	x	10.3	Hardwood Floor	Window	Closet
6	3rd Br	2nd	13.13	x	9.8	Hardwood Floor	Closet	Bay Window
7	4th Br	2nd	13.04	x	10	Hardwood Floor	Closet	O/Looks Backyard
8	Bathroom	2nd	11.08	x	6.44	3 Pc Bath	Heated Floor	Porcelain Sink
9	Office	2nd	11.76	x	8.06	Window	O/Looks Backyard	
10	Prim Bdrm	3rd	17.75	x	14.19	W/I Closet	4 Pc Ensuite	Laminate
11	Bathroom	3rd	13.15	x	10.76	4 Pc Ensuite	Separate Shower	Soaker
12	Laundry	Lower	27.46	x	7.64	Above Grade Window	Laundry Sink	2 Pc Bath
13	Utility	Lower	28.23	x	10.89	Above Grade Window	Concrete Floor	

Client Remks: Overlooking a lush park and nestled among mature trees, this exquisite home offers a rare blend of nature and city living. Whether you're a move-up buyer craving more space or a first-time buyer looking for a long-term home, this beautifully appointed 1,967 sq ft above ground quality home is designed to grow with you. A spacious foyer opens to a light-filled living room with a custom media wall. The dining room, complete with built-in cabinetry and banquette seating, sets the stage for memorable gatherings. The streamlined, custom-designed kitchen features a breakfast bar with a Caesarstone waterfall counter, abundant deep-drawer cabinetry, and a sleek glass tile backsplash. The spacious bedrooms provide room to grow, while the bright home office is a dream for remote work overlooking the treed backyard. The spa-like bathroom offers heated floors, a large shower with a rain showerhead, and an oversized porcelain sink. The third-floor primary retreat is a haven of luxury with two walk-in closets and a stunning ensuite featuring a soaker tub, floating vanity, and oversized shower. The backyard is a private escape with a deck, pergola, and cedar trees, creating a serene retreat in the heart of the city. And heres the best part - your kids can walk to McMurrich and Winona Public Schools just as you did when you were a kid. Minutes from Wychwood Barns, Saturday Farmers Market, minutes from Geary Street, transportation, Farm Boy, this home offers the best of urban living with a peaceful, nature-filled setting. Lots of street parking on Alberta and Tyrrel. Possible to build a shed for stroller/garbage bins at bottom of stairs.
Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300

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21 Hector Ave **Sold: $1,589,000**
Toronto Ontario M6G 3G2 **List: $1,299,000**
Toronto C02 Wychwood Toronto
Taxes: $6,709.41/2024 **For:** Sale **% Dif:** 122
Sold Date: 03/22/2025
SPIS: N **Last Status: SLD** **DOM: 3**

Semi-Detached **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey 23 x 110 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Christie St / Davenport Road **Directions:** Via google maps

MLS#: C12030000 **PIN#:** 212640473

Kitchens:	1 + 1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Fin W/O / Sep Entrance	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	3	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Year Built:	1929			**Farm/Agr:**	
Yr Built Source:	MPAC			**Oth Struct:**	
Apx Sqft:	1100-1500			**Survey Type:**	Available
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	16.08	x	9.81	Picture Window	O/Looks Dining	Hardwood Floor
2	Dining	Main	13.65	x	7.58	Bay Window	O/Looks Living	Hardwood Floor
3	Kitchen	Main	14.57	x	9.74	Renovated	Breakfast Bar	Marble Counter
4	Mudroom	Main	6.14	x	5.91	W/O To Garden	2 Pc Bath	Hardwood Floor
5	Prim Bdrm	2nd	11.98	x	11.32	Vaulted Ceiling	Double Closet	O/Looks Garden
6	2nd Br	2nd	11.75	x	8.4	Vaulted Ceiling	B/I Shelves	Hardwood Floor
7	3rd Br	2nd	10.24	x	8.4	Vaulted Ceiling	B/I Shelves	Hardwood Floor
8	Rec	Lower	13.06	x	9.15	B/I Shelves	Double Closet	Tile Floor
9	Living	Lower	24.15	x	12.89	Walk-Out	Closet	Heated Floor
10	Kitchen	Lower	24.15	x	12.89	B/I Shelves	Stainless Steel Coun	Heated Floor

Client Remks: Set on a quiet, one-block street at the base of Hillcrest Park lies this remarkably renovated three-bedroom semi that is set to impress! Light-filled and beautifully curated spaces on every level, this home is truly a cut above the rest in its design, level of finish, attention to detail and elevated sense of style. Stepping in from the covered front porch, the main floor is open-concept and expanded with the side bay window in the dining room. White oak flooring lines both the floors and the staircase, and a wall of glass modernizes the combined spaces further, adding a greater sense of space. The renovated kitchen is both stylish and practical, featuring a large marble island with customized storage flanking both sides, and breakfast bar seating for informal gatherings. At the rear, a coveted mudroom entry offers a convenient gathering spot for coats and boots, with a discreet powder room tucked away beside it. The rear entry point from the mud room walkouts to the private garden setting and *parking for up to three cars*. On the second floor, elevated ceiling heights, oversized door frames, and multiple skylights accentuate the volume of space on this level. Each bedroom is uniquely designed with vaulted ceilings, large windows, and designer wallpaper accents that add depth and character. The four-piece bathroom continues the home's sophisticated material palette, with a separate shower and soaking tub wrapped in marble. The lower level of this home provides exceptional versatility. Whether used as an income-generating suite, a private guest retreat, or as additional living space, it can easily toggle back and forth during your tenure in the home, as required. There is a full three-piece bathroom, cabinetry in place for a separate kitchen, heated floors, and a direct walkout to the rear garden that also helps to bring in natural light to the space. Move-in ready with an elevated sense of style, you wont want to miss this completely turn-key home on Hector Avenue.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191

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32 Hendrick Ave
Toronto Ontario M6G 3S5
Toronto C02 Wychwood Toronto

Sold: $1,618,000
List: $1,399,000

Taxes: $7,410.39/2024 **For:** Sale **% Dif:** 116
Sold Date: 05/02/2025
SPIS: N **Last Status: SLD** **DOM: 3**

Semi-Detached **Fronting On:** W **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey 22 x 135 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x2xGround, 1x2xBsmt
Dir/Cross St: St. Clair/ Bathurst **Directions:** St. Clair/ Bathurst

MLS#: C12109479 **PIN#:** 212620075

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**	Fireplace/Stove	**Retirement:**	
Year Built:	1910			**Farm/Agr:**	
Yr Built Source:	MPAC			**Oth Struct:**	
Apx Sqft:	1100-1500			**Survey Type:**	Available
Assessment:	2024 **POTL:**			**Spec Desig:**	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description
1	Foyer	Main	6	x	4.66	
2	Living	Main	11.09	x	16.99	
3	Dining	Main	10.01	x	14.01	
4	Kitchen	Main	7.41	x	16.67	
5	Powder Rm	Main	6	x	3.25	
6	Office	Main	6.27	x	10.24	
7	Prim Bdrm	2nd	11.68	x	14.99	
8	2nd Br	2nd	12.66	x	10.01	
9	3rd Br	2nd	8.99	x	8.23	
10	Rec	Bsmt	10.01	x	16.67	
11	Furnace	Bsmt	5.58	x	4.99	
12	Laundry	Bsmt	6.33	x	5.35	
13	Powder Rm	Bsmt	4.99	x	4	
14	Other	Bsmt	6.27	x	10.66	

Client Remks: Truly the house you have been waiting for to hit the market. This fully renovated, turnkey, wide semi detached 3 bed, 3 bath home is loaded with luxurious features. You're greeted by great curb appeal and a rare private drive for 2 cars. The front foyer has heated floors, great for the winter, a powder room and large front hall closet with plenty of storage. The large living and dining room are nicely separated with a sleek double sided gas fireplace. The open concept kitchen overlooks the dining room and backyard, and boasts a coffee bar, kitchen island, granite countertops, undermount lighting and a pantry area.. The back office area also has heated floors and tons of natural light from the glass doors overlooking the yard. The entire house has also been professionally painted. There are 3 bedrooms on the second floor, and the primary bedroom has wall to wall his & hers custom closets and an ensuite bathroom. The finished basement has a great rec room, laundry room, a third bathroom and an additional large storage area. With a 135 ft lot, this big west facing backyard is a great entertaining space with a custom built deck, bench seating, and a gas line for the BBQ. Steps to every convenience imaginable on St. Clair, The Barns and also just a block away from the junior school. An incredible opportunity to join the Wychwood Community!
Extras:

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-485-2299

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19 Rosemount Ave
Toronto Ontario M6H 2M2
Toronto C02 Wychwood Toronto

Sold: $1,900,000
List: $1,495,000

Taxes: $7,696.51/2024 **For:** Sale **% Dif:** 127
Sold Date: 01/28/2025
SPIS: N **Last Status: SLD** **DOM: 6**

Semi-Detached **Fronting On:** S **Rms:** 10 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
2 1/2 Storey 26 x 100 Feet **Washrooms:** 4
Irreg: 1x3xMain, 1x3x2nd, 1x4x3rd, 1x3xLower

Dir/Cross St: St Clair & Oakwood

MLS#: C11936197 **PIN#:** 212860210

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	Residential
Fam Rm:	Y	**Drive:**	Mutual	**Cable TV:**	Y **Hydro:** Y
Basement:	Fin W/O / Full	**Gar/Gar Spcs:**	None / 0	**Gas:**	Y **Phone:** Y
Fireplace/Stv:	Y	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Water / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Wall Unit	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	None
Apx Age:	100+	**Prop Feat:**		**Retirement:**	
Apx Sqft:	2500-3000	Family Room, Fireplace/Stove		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Upper				

Waterfront: None

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	17.75	x	8.66	Tile Floor	Hardwood Floor	O/Looks Living
2	Living	Main	14.76	x	11.75	Hardwood Floor	Fireplace	Pocket Doors
3	Dining	Main	16.57	x	11.09	Hardwood Floor	Coffered Ceiling	Plate Rail
4	Kitchen	Main	13.48	x	10.17	Hardwood Floor	Stone Counter	Backsplash
5	2nd Br	2nd	15.26	x	10.07	Hardwood Floor	Closet	California Shutters
6	3rd Br	2nd	11.52	x	10.43	Hardwood Floor	California Shutters	O/Looks Frontyard
7	Family	2nd	13.68	x	9.51	Hardwood Floor	Wall Sconce Lighting	Window
8	Office	2nd	9.58	x	8.66	Hardwood Floor	O/Looks Backyard	Large Window
9	Laundry	2nd	6.76	x	6.66	Hardwood Floor	Laundry Sink	B/I Shelves
10	Prim Bdrm	3rd	18.18	x	15.32	Hardwood Floor	4 Pc Ensuite	W/I Closet
11	Mudroom	Lower	7.51	x	6.82	Tile Floor	B/I Closet	Above Grade Window
12	Rec	Lower	21	x	18.77	Heated Floor	Pot Lights	3 Pc Bath

Client Remks: 19 Rosemount Avenue is an exceptional semi-detached residence in one of Toronto's most sought-after neighbourhoods. Distinguished by its remarkable width, this two-and-a-half-story home artfully balances historic character with refined modern living. A stone pathway leads to a newly constructed covered porch featuring contemporary glass railings and space for seating. Inside, a separate foyer with stone flooring creates an elegant entrance. The main floor showcases an exposed brick fireplace in the living room, while the updated chef's kitchen, appointed with stainless steel appliances and stone countertops, opens to a sophisticated dining room adorned with coffered ceilings. Tucked away is a convenient powder room with extra storage. The second floor serves as the home's central living space, featuring a bright family room that offers the flexibility to convert to a fourth bedroom. This level also encompasses two spacious bedrooms, a light-filled home office, a luxuriously appointed bathroom with heated floors, and a well-designed laundry room. The third floor houses a refined primary retreat with a spa-inspired ensuite bathroom, a generous walk-in closet, and a sitting area. The lower level presents a versatile basement featuring a mudroom, recreation room with heated tile floors, comprehensive wall-to-wall storage, a three-piece bathroom and a separate storage room. Outdoor living flourishes in the private backyard, where a tiered wooden deck provides an ideal setting for both entertainment and family activities. A mutual driveway offers convenient parking, completing this distinguished urban residence.

Extras: Nestled in a vibrant neighbourhood with strong community ties, this home offers the perfect balance of downtown accessibility and small-town charm, with easy access to top schools, local boutiques, and public transit.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910

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20 Helena Ave **Sold: $1,935,000**
Toronto Ontario M6G 2H2 **List: $1,995,000**
Toronto C02 Wychwood Toronto
Taxes: $8,554.86/2024 **For:** Sale **% Dif:** 97
Sold Date: 04/11/2025
SPIS: N **Last Status: SLD** **DOM: 17**

Semi-Detached **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey 18.79 x 144 Feet **Washrooms:** 4
Irreg: 1x2xMain, 2x4x2nd, 1x3xBsmt
Dir/Cross St: Bathurst/St Clair **Directions:** South of St Clair, west of Bathurst

MLS#: C12040473 **PIN#:** 212610194

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Fin W/O	**Gar/Gar Spcs:**	Detached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	100+	**Prop Feat:**		**Retirement:**	
Apx Sqft:	2000-2500	Fireplace/Stove, Park, Public Transit, Rec Centre		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Survey Year:**	1981
Laundry lev:	Lower			**Survey Type:**	Available
				Spec Desig:	Unknown

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	24.87	x	14.24	Gas Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	13.12	x	15.09	Hardwood Floor	Wainscoting	Open Concept
3	Kitchen	Main	16.01	x	14.24	Centre Island	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	14.24	x	12.6	4 Pc Bath	W/W Closet	Juliette Balcony
5	2nd Br	2nd	14.5	x	12.17	Bay Window	Closet	Hardwood Floor
6	3rd Br	2nd	11.09	x	10.76	Large Closet	Closet Organizers	Hardwood Floor
7	Rec	Bsmt	25.66	x	12.93	Laminate	Pot Lights	W/O To Garden
8	Office	Bsmt	12.01	x	7.84	Laminate	Pot Lights	
9	Laundry	Bsmt	6.43	x	5.35	Laundry Sink		

Client Remks: Charming on the outside and fully renovated on the inside, this Wychwood house has it all: tons of space, open concept main floor, lots of light, 7ft basement, 2-car garage, and the perfect neighborhood. Homes like this rarely come on the market. With 2336 sq feet above grade plus an additional 1168 sq feet in the basement, you'll rarely find a home like this in this neighbourhood. With 4 bathrooms, including a primary ensuite and a main floor powder room, and 3 bedrooms, this is a home you'll be able to live in for a long time. The open concept living and dining area is perfect for formal entertaining or casual family living. You're sure to love your kitchen with its large quartz island and loads of counter and cupboard space. The French doors that open to the deck and garden make it great for summer entertaining. Upstairs, the Primary bedroom has its own ensuite bathroom complete with a luxurious tub and separate frameless glass shower. There are also 2 other good sized bedrooms and a 4 piece family bath . The lower level with its 7 ft ceilings is the perfect place for a home office, gym or rec room for kids - but it's big enough for all three so you won't have to choose. And no need to clear snow from your car, which will be protected in your two car garage! While you're sure to love your incredible new home, you'll find this location to be equally amazing. It's a short walk to the Wychwood Barns at the end of the block, the vibrant community hub with its farmer's market, playground, sports field, off leash dog area and local events venue. It's also a quick walk to the subway at Bathurst and St. Clair, all the great neighbourhood shops and restaurants along St. Clair, the Cedarvale park system and more. If you've been looking at homes, you'll know how rare it is to find one like this. Grab the opportunity to make it yours today! Home inspection report available on request.

Extras:

Listing Contracted With: ADVOCATE REALTY LTD.416-489-1882

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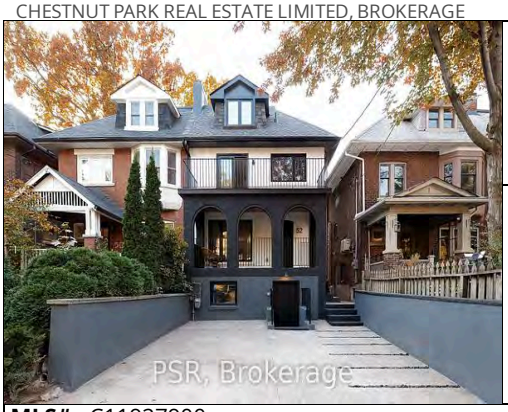

52 Alberta Ave
Toronto Ontario M6H 2R6
Toronto C02 Wychwood Toronto

Sold: $2,550,000
List: $2,650,000

Taxes: $7,324.56/2024 **For:** Sale **% Dif:** 96
Sold Date: 02/06/2025
SPIS: N **Last Status: SLD** **DOM: 21**

Semi-Detached **Fronting On:** W **Rms:** 10 + 2
Link: **Acreage:** **Bedrooms:** 5
2 1/2 Storey 26 x 100 Feet **Washrooms:** 5
Irreg: 1x5x3rd, 2x4x2nd, 1x2xGround, 1x3xBsmt

Dir/Cross St: Ossington Ave & Davenport Rd

MLS#: C11927900 **PIN#:** 212860343

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Fin W/O / Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:		Family Room, Fenced Yard,		**Farm/Agr:**	
Assessment:	**POTL:**	Fireplace/Stove, Hospital, Library, Park,		**Oth Struct:**	
POTL Mo Fee:		Public Transit, School		**Spec Desig:**	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	31.89	x	11.29	Combined W/Dining	Gas Fireplace	Large Window
2	Dining	Main	31.89	x	11.29	Combined W/Kitchen	Combined W/Living	Large Window
3	Kitchen	Main	21.52	x	12.93	B/I Appliances	Breakfast Area	W/O To Sundeck
4	2nd Br	2nd	10.73	x	13.52	3 Pc Ensuite	B/I Closet	B/I Desk
5	3rd Br	2nd	9.12	x	11.81	3 Pc Ensuite	Closet	W/O To Balcony
6	4th Br	2nd	10.17	x	10.1	Hardwood Floor	Large Window	Recessed Lights
7	Prim Bdrm	3rd	20.44	x	13.48	Vaulted Ceiling	W/W Closet	5 Pc Ensuite
8	Bathroom	3rd	15.45	x	9.71	5 Pc Ensuite	Skylight	His/Hers Closets
9	Rec	Lower	30.35	x	18.96	Open Concept	Combined W/Kitchen	Hardwood Floor
10	Kitchen	Lower	30.35	x	18.96	Combined W/Rec	Stainless Steel Appl	Window
11	Bathroom	Lower	6.46	x	8.92	3 Pc Bath	Stone Floor	Recessed Lights
12	Utility	Lower	16.8	x	8.37	Walk Through		

Client Remks: This fully remodelled home seamlessly blends global design influences, drawing inspiration from European craftsmanship's refined elegance while honouring the house's and neighbourhood's rich history. Every architectural and interior detail has been thoughtfully curated to create a space that embodies comfort and functionality. From the flooring to custom-designed pieces and fixtures, each element is deeply connected to the homes heritage, with the new design embracing its past and breathing fresh life into its story. This transformation is not just a remodel but a heartfelt continuation of the homes legacy. With modern amenities and sophisticated touches, this property offers a one-of-a-kind living experience in the heart of Toronto.

Extras: Oak flooring, Dekton countertops & backsplash, Italian Mutina tiling, custom oak cabinetry, Premium Bosch & Fisher & Paykel appliances, two balconies, skylights, dining banquette, custom light fixtures, modern hardware.

Listing Contracted With: PSR416-487-7874

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